

**MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
TUESDAY, July 19, 2011**

The meeting convened at 10:19 p.m. with Chair Gilmore presiding.

1. ROLL CALL

Present: Board Members Bonta, deHaan, Johnson, Tam and Chair Gilmore – 5.

Absent: None.

2. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

None.

3. CONSENT CALENDAR

(*11-056) Approve the Minutes of the Joint City Council, ARRA and Community Improvement Commission Meeting of June 28, 2011.

(*11-057) Approve the Second Amendment to the Lease with St. George Spirits to Hangar 21 to Allow Qualified Shell Improvements Valued at \$450,000 Over a Three Year Period.

(*11-058) Authorize the Executive Director to Execute an Amendment to an Agreement with Russell Resources for Environmental Consulting Services for Alameda Point Extending the Term for Four Months and Adding \$94,200 to the Budget.

Member deHaan pulled item 3-B (St. George Spirits lease) for clarification.

Member deHaan expressed concern that the ARRA was giving credits toward shell improvements that should be considered 'tenant improvements', since the building can only be used for the current tenant's purposes. Nanette Mocanu, Economic Development Division Manager, explained that staff had the same concerns and discussed the type of uses. The proposed improvements would, in fact, make the buildings more publicly enticing because of the universal improvements, which include the creation of a public spirits alley, larger retail space, beautifying the lawn, and painting the exterior.

Member Tam moved for approval of the balance of the Consent Calendar. Member Johnson seconded the motion, which carried by unanimous voice vote – 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

Member deHaan moved for approval of Item 3-B. Vice Chair Bonta seconded the motion, which carried by unanimous voice vote – 5.

4. REGULAR AGENDA ITEMS

(11-059) Presentation on Alameda Point Collaborative Community Planning Process.

The Alameda Point Project Manager introduced Doug Biggs, APC Executive Director, gave a presentation regarding the Collaborative future at Alameda Point and its site planning process.

Chair Gilmore thanked Mr. Biggs for his presentation. Mr. Biggs thanked staff for keeping the APC involved and assisting with the process.

Member Tam appreciated the presentation and inquired whether APC's plan includes integration with the VA project. Mr. Biggs replied that there has been discussion of co-locating synergies regarding some services and housing, and that the APC is trying to be flexible and accommodating. Mr. Biggs doesn't know if anything has been integrated in the VA's EIS, but will look into the matter and report back to the ARRA.

5. ORAL REPORTS

(11-060) Oral Report from Member deHaan, Restoration Advisory Board (RAB) Representative – Highlights of June 2, 2011 RAB Meetings.

Member deHaan reported that RAB member, Richard Banger, discusses the remediation process on his website. On July 16, a tour was conducted to indoctrinate and update the RAB on the sites, activities, and the ongoing efforts of the seaplane lagoon.

6. EXECUTIVE DIRECTOR COMMUNICATIONS

(11-061) Alameda Point Update

The Alameda Point Project Manager discussed new conversations with the Navy and summarized the LBNL opportunity. The last piece of the LBNL submittal will be submitted on the 15th, with a consolidated submission due in September. There are site visits scheduled in September. Final notification will be made in November.

Chair Gilmore stated that members of the public have approached the ARRA with lots of enthusiasm, inquiring what else can be done to help. Chair Gilmore inquired how to keep that momentum moving. The Alameda Point Project Manager responded that a new website dedicated to the LBNL process will be launched shortly. It will inform the public on how to stay involved, and will continue to provide updates on the process.

The Alameda Point Project Manager informed the Board that a detailed staff report regarding a No Cost EDC for the proposed LBNL property will be presented to the Board in September. On June 16, staff met with the Navy to consider a No Cost EDC with a number of other terms including considering the Navy wanting us to take more "FOSTable" land (Finding Of Suitability for Transfer). The Alameda Point Project Manager is hoping to present a draft term sheet before the LBNL decision in Nov. Staff has been and will continue to meet with the Navy weekly.

Chair Gilmore expressed concern that the Navy's proposal that the City take more land at no cost begs the question of whether the remaining land gets burdened by the \$108.5m price tag. The Alameda Point Project Manager explained the initial answer is "no". The idea would be to take as much property, either through FOST, and discussing a FOSET (Finding Of Suitability for Early Transfer), potentially finding more property beyond what is FOSTable. That property would all be at no cost to the extent that it stayed within the development envelope plan for the reuse plan. That may not be enough development. At some future date there may be the need to do something different to develop the property.

The EDC MOA would have to be amended to have an enforcement mechanism so that if development exceeded the envelope for the reuse plan, then the Navy would participate in some fashion on the back end.

Member Johnson stated that amending the EDC MOA to include the enforcement mechanism is a good approach. Chair Gilmore agreed and looks forward to the report in September.

Member deHaan stated he was impressed with the unifying voice and turnout of the community for the July 13th LBNL support workshop/BBQ.

7. ADJOURNMENT

There being no further business, Chair Gilmore adjourned the meeting at 10:53 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary